

184.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

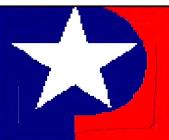
760,900 / 760,900

USE VALUE:

760,900 / 760,900

ASSESSED:

760,900 / 760,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
12		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHREWSBURY DAVID &	
Owner 2: CURTIS ALLISON N	
Owner 3:	

Street 1: 12 KIPLING ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GUTTMAN DANIEL -

Owner 2: CABALQUINTO SOFIYA C -

Street 1: 12 KIPLING ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1952, having primarily Vinyl Exterior and 2579 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080		Sq. Ft.	Site		0	70.	0.89	7									442,680						442,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7080.000	318,200		442,700	760,900		123814
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18

PREVIOUS ASSESSMENT								Parcel ID	184.0-0006-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,200	0	7,080.	442,700	760,900		Year end	12/23/2021
2021	101	FV	318,200	0	7,080.	442,700	760,900		Year End Roll	12/10/2020
2020	101	FV	318,200	0	7,080.	442,700	760,900	760,900	Year End Roll	12/18/2019
2019	101	FV	202,700	0	7,080.	442,700	645,400	645,400	Year End Roll	1/3/2019
2018	101	FV	202,700	0	7,080.	373,100	575,800	575,800	Year End Roll	12/20/2017
2017	101	FV	202,700	0	7,080.	341,500	544,200	544,200	Year End Roll	1/3/2017
2016	101	FV	202,700	0	7,080.	290,900	493,600	493,600	Year End	1/4/2016
2015	101	FV	201,600	0	7,080.	253,000	454,600	454,600	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
GUTTMAN DANIEL,	61540-68		4/3/2013		489,000	No	No			14311
PERETTI DEBORAH	54933-53		7/1/2010		429,000	No	No			
BASTERI JAMES A	51285-216		6/9/2008		425,000	No	No			
	11610-72		12/3/1968			No	No	N		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/22/2018	692	Addition	95,000	O					8/1/2019	Left Notice	DGM	D Mann											
5/21/2013	719	Manual	9,070						8/1/2019	Permit Visit	DGM	D Mann											
8/12/2003	664	Manual	5,200					DEMO STAIRS BUILD	7/31/2018	MEAS&NOTICE	BS	Barbara S											
									4/30/2014	External Ins	PC	PHIL C											
									6/7/2013	Info Fm Prmt	EMK	Elen K											
									10/16/2008	Meas/Inspect	163	PATRIOT											
									12/28/1999	Meas/Inspect	263	PATRIOT											
									7/19/1993		KT												
										Sign:	VERIFICATION OF VISIT NOT DATA												

